114.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	734,400 / 734,400
					USE VALUE:	734,400 / 734,400
					ASSESSED:	734,400 / 734,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
263		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARNETT CATHERINE C
Owner 2:	
Owner 3:	
Street 1:	263 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,742 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1596 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5742.000	318,900	900	414,600	734,400
Total Card	0.132	318,900	900	414,600	734,400
Total Parcel	0.132	318,900	900	414,600	734,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.15 | /Parcel: 460.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 73468
GIS Ref:
GIS Ref:
Insp Date: 10/20/18

!8902!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,900	900	5,742.	414,600	734,400	734,400	Year End Roll	12/18/2019
2019	101	FV	249,700	400	5,742.	420,500	670,600	670,600	Year End Roll	1/3/2019
2018	101	FV	249,700	400	5,742.	313,900	564,000	564,000	Year End Roll	12/20/2017
2017	101	FV	249,700	400	5,742.	284,300	534,400	534,400	Year End Roll	1/3/2017
2016	101	FV	249,700	400	5,742.	272,400	522,500	522,500	Year End	1/4/2016
2015	101	FV	234,600	400	5,742.	231,000	466,000	466,000	Year End Roll	12/11/2014
2014	101	FV	234,600	400	5,742.	219,100	454,100	454,100	Year End Roll	12/16/2013
2013	101	FV	234,600	400	5,742.	208,500	443,500	443,500		12/13/2012

PRINT

Date	Time
12/10/20	23:26:16

LAST REV

Date	Time
08/17/20	12:09:28
danam	
8902	

USER DEFINED

Prior Id # 1:	73468
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	27249-396		4/30/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2020	674	Redo Bas	13,100	C				
10/18/2017	1379	Porch	1,500	C				
1/22/2013	95	Manual	2,392	C				
12/16/2011	1854	Porch	6,500	C				BUILD 9X5 REAR OFP
8/11/2011	848	Re-Roof	5,480					EPPM ROOF ON SHED
1/22/2010	52	New Wind	7,500					REPLACE 6 WINDOWS
3/15/2007	150	Redo Kit	45,000			G8	GR FY08	
8/21/1998	602	Manual	2,200					REPLACE PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	Meas/Inspect	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/19/2012	Info Fm Prmt	BR	B Rossignol
1/26/2009	Meas/Inspect	189	PATRIOT
2/21/2000	Mailer Sent		
2/16/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5742		Sq. Ft.	Site		0	70.	1.03	5									414,581						414,600	

Total AC/HA: 0.13182 | Total SF/SM: 5742 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 414,581 | Spl Credit | Total: 414,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30789471
Const Adj.:	0.99989998
Adj $ / SQ:	137.315
Other Features:	96061
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357514
Depreciation:	38612
Depreciated Total:	318903

COMMENTS

OF=2 BMT SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	4		Baths:	1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

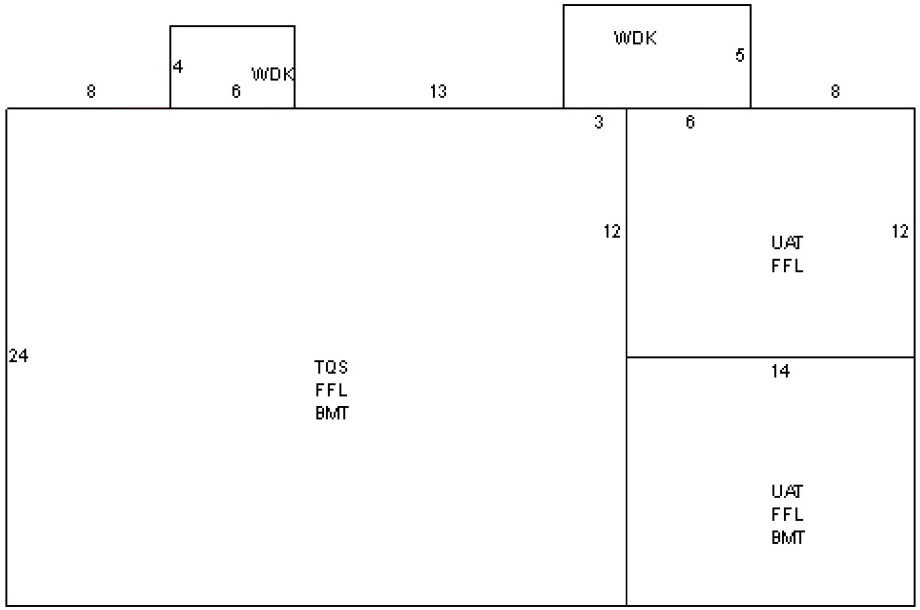
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	137.32
Special Features:	0	Val/Su Net:	120.93
Final Total:	318900	Val/Su SzAd	199.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,056	137.320	145,005
BMT	Basement	888	41.190	36,581
TQS	3/4 Story	540	137.320	74,150
UAT	Upper Attic	84	54.930	4,614
WDK	Deck	69	16.000	1,104

Net Sketched Area:	2,637			Total:	261,454
Size Ad	1596	Gross Are	3069	FinArea	1596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8x36	A	AV	2010	3.55	T	7.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900